

RESOLUTION AUTHORIZING ACCEPTANCE OF DEDICATION OF TEN
DRAINAGE WAY, FLOODPLAIN, AND OPEN SPACE PARCELS FROM
D.R. HORTON, INC. / WOODCREEK HOMEOWNERS ASSOCIATION OF N.C.,
INC.; BECK STREET PROPERTIES, LLC / HABITAT FOR HUMANITY OF
GREATER GREENSBORO, INC.; WEST MARKET PARTNERS, LLC; JOHN
KAVANAGH DEVELOPMENT COMPANY, INC.; KOURY VENTURES LIMITED
PARTNERSHIP; PARKWAY BAPTIST CHURCH; L.L.MCALISTER & DR. H.F.
STARR / BROADACRES, INC.; ANDERSON & ASSOCIATES CONTRACTORS,
INC. / SANDRA ANDERSON BUILDERS INC.; PIERCE ROIF CORP.; REEDY
FORK EAST LLC / GHD REEDY FORK, LLC

WHEREAS, pursuant to North Carolina General Statutes Section 160D-806 (formerly Section 160A-374), the approval of a plat does not constitute the acceptance by a city or the public of the dedication of any street or other ground or public facility shown on the plat; however, a city council may by resolution accept the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes;

WHEREAS, Parcel #84356 was dedicated by D.R. Horton, Inc. to the City of Greensboro and the public as drainage way and open space on the Final Plat Sheet 3 of 3 Woodcreek Phase 1 recorded in Plat Book 151 Page 98 on August 25, 2003. This parcel, also known as 5020 YY2 Mallison Way, is approximately 1.27 acres, zoned CD-R-5, and is located in Council District 1. The parcel was subsequently conveyed to Woodcreek Homeowners Association of N.C., Inc. by Non-Warranty Deed recorded in Book 6961 Page 655 on December 23, 2008;

WHEREAS, Parcel #46339 was dedicated by Beck Street Properties, LLC to public and City of Greensboro for drainage way and open space on the Plat of Asher Downs Sections 1 & 2 recorded in Plat Book 163 Page 53 on January 26, 2006. This parcel, also known as 2904 Hampton Park Trail, is approximately 0.96 acres, zoned R-3, and is located in Council District 2. The parcel was subsequently conveyed to Habitat for Humanity of Greater Greensboro, Inc. by General Warranty Deed recorded in Book 7926 Page 1851 on April 25, 2017, and the plat was re-recorded in Plat Book 199 Page 70 on February 15, 2019;

WHEREAS, Parcel #42163 was dedicated by West Market Partners, LLC to the City of Greensboro as drainage way and open space on the Final Plat of West Market Street Apartments recorded in Plat Book 146 Page 13 on May 3, 2002. This parcel, also known as 5328 YY W. Market Street, is approximately 7.98 acres, zoned CD-RM-12, and is located in Council District 4;

WHEREAS, Parcel #52862 was dedicated by John Kavanagh Development Company, Inc. to the City of Greensboro as flood plain and open space on Plat of Phase I Map 3 Kensington Trace recorded in Plat Book 91 Page 145 on October 4, 1988. This parcel, also known as 3204-3206 Argyle Lane, is approximately 2.18 acres, zoned R-5, and is located in Council District 1;

WHEREAS, Parcel #82730 was dedicated by the Koury Ventures Limited Partnership to the City of Greensboro as drainage way and open space on the Final Plat of Grandover – Plat 12 recorded in Plat Book 120 Pages 140 on June 27, 1996. This parcel, also known as 3604 Near Grandover Parkway, is approximately 1.83 acres, zoned Planned Unit Development (PUD), and is located in Council District 5;

WHEREAS, Parcel #34733 was dedicated by Parkway Baptist Church to the City of Greensboro for floodplain and open space on the Plat of Property of Parkway Baptist Church recorded in Plat Book 101 Page 5 on February 12, 1991. This parcel, also known as 1512 Gracewood Drive, is approximately 1.18 acres, zoned R-5, and is located in Council District 4;

WHEREAS, Parcel #48697 was dedicated by L. L. McAlister and Dr. H.F. Starr as open space on the Plat of Broadacres Inc. - A Sedgefield Subdivision recorded in Plat Book 7 Page 55 in 1926. This parcel, also known as 3704 YY Gilmore Drive, is approximately 2.55 acres, zoned R-3, and is located in Council District 5;

WHEREAS, Parcel #69755 was dedicated by Anderson & Associates Contractors, Inc. to the City of Greensboro as drainage way, open space and parkway on the Final Plat Bethany Woods Phase I recorded in Plat Book 123 Page 137 on March 7, 1997. This parcel, also known as 3602 Bethany Trace, is approximately 0.16 acres, zoned R-3, and is located in Council District 1. The dedicator changed its name to Sandra Anderson Builders Inc. on January 26, 1998;

WHEREAS, Parcel #68577 was dedicated by Pierce Roif Corp. to the City of Greensboro as drainage way and open space on the Final Plat for Kildare Woods Phase 2, Section 2 recorded in Plat Book 118 Page 130 on December 15, 1995. This parcel, also known as 20 YY Manor Ridge Court, is approximately 0.97 acres, zoned R-3, and is located in Council District 5;

WHEREAS, a portion of Parcel #219590 was dedicated by Reedy Fork East, LLC to the City of Greensboro and the public as a drainage way and open space on the Final Plat Sheet 2 of 2 Reedy Fork Ranch Tract 22 recorded in Plat Book 183 Page 116 on December 7, 2012. This parcel, also known as 3600 Reedy Fork Parkway, is approximately 1.44 acres, zoned PUD, and is located in Council District 2. This parcel was subsequently conveyed to GHD Reedy Fork, LLC by Special Warranty Deed recorded in Book 8286 Page 1423 on June 2, 2020;

WHEREAS, the indicated drainage way, floodplain, and open space areas on the recorded subdivision plats have been reviewed and recommended for acceptance by the Greensboro Parks and Recreation Commission;

WHEREAS, it is deemed in the best interest of the City to formally accept the dedication of these drainage way, floodplain, and open space parcels; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City of Greensboro accepts the dedication of the drainage way, floodplain, and open space parcels referenced above.